

ATTACHMENT A
SEARCHLIGHT TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., JUNE 01, 2016

06/21/16 PC

1. **WS-0286-16 – SPRINGER, RONALD L. & SHARON L.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed manufactured home on 0.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Surprise Street, 100 feet east of Nevada Street within Searchlight. SS/jt/raj (For possible action)

06/22/16 BCC

2. **NZC-0155-13 (AR-0065-16) – NEVADA MILLING & MINING, LLC, ET AL:**
ZONE CHANGE THIRD APPLICATION TO REVIEW a reclassification of 10.6 acres from H-2 (General Highway Frontage) Zone to R-U (Rural Open Land) Zone for a mining operation and all accessory uses. Generally located 400 feet west of US Highway 95 and 9,400 feet north of State Route 164 within Searchlight (description on file). SS/jvm/ml (For possible action)
3. **UC-0659-12 (ET-0066-16) – NEVADA MILLING & MINING, LLC, ET AL:**
USE PERMIT THIRD APPLICATION FOR REVIEW of a mining operation and all accessory uses.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking.
DESIGN REVIEWS for the following: 1) mining site; 2) modular building; 3) alternative design standards for modular units per Table 30.56-2; and 4) preliminary grading plan per Section 30.56-100 for hillside and foothills development in conjunction with mining operation on 88.0 acres in an R-U (Rural Open Land) Zone. Generally located 400 feet west of US Highway 95, 9,400 feet north of State Route 164 within Searchlight. SS/jvm/ml (For possible action)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WS-00000286-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: SPRINGER RONALD L & SHARON L

Description: WS FRONT SETBACK

TO: SEARC TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

MANUFACTURED HOME
(TITLE 30)

SURPRISE ST/NEVADA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0286-16 – SPRINGER, RONALD L & SHARON L:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed manufactured home on 0.2 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the south side of Surprise Street, 100 feet east of Nevada Street within Searchlight. SS/jt/raj (For possible action)

RELATED INFORMATION:

APN:

243-35-310-060

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed manufactured home to 18 feet where 20 feet is the standard (a 10% reduction).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 333 East Surprise Street
- Site Acreage: 0.2
- Project Type: Manufactured home
- Number of Stories: 1
- Building Height: 10 feet
- Square Feet: 1,152

Site Plan

The plan depicts the replacement of an existing manufactured home with a new proposed manufactured home, which will extend into the front setback. Setbacks for the new manufactured home will be 18 feet from the north (front) property line along Surprise Street, 5 feet 10 inches from the west (side) property line, and 10 feet from the south (rear) property line. An existing accessory building located on the southwest portion of the site will be removed, and an accessory structure (boat cover), which is located on the southeast portion of the site, set back 5 feet from both the east and south property lines, will remain. Access to the site is via a driveway on Surprise Street.

Landscaping

An existing mature tree is located on the front of the site, and the plan depicts the addition of 2 additional trees in front of the proposed manufactured home.

Elevations

Sample elevations of a similar manufactured home indicate a typical metal-sided building with faux shutters and a front porch. The height of the new manufactured home will be 10 feet.

Floor Plans

The 1,152 square foot manufactured home will include 3 bedrooms, 2 bathrooms, a kitchen, dining room, and living room area.

Applicant's Justification

According to the applicant, the proposed new manufactured home is available at an affordable price; however, the length of the building will intrude into the front setback by 2 feet. The applicant proposes to plant 2 trees between the proposed manufactured home and the front property line to help buffer the visual impact of the reduced setback. The new manufactured home will provide a safe structure for the applicant during retirement and for the applicant's children and grandchildren to enjoy.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family residential complex
South, East, & West	Residential Suburban (up to 8 du/ac)	R-T	Manufactured homes

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Urban Land Use Policy 39 of the Comprehensive Plan encourages appropriate setbacks for all single family development. Although the proposed manufactured home will intrude into the front setback, the building is a new manufactured home, which will help improve the visual quality of the area. Furthermore, the addition of 2 trees will help visually buffer the reduced front setback. As a result, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 2 trees in front of the manufactured home
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Gary Pulcher

CONTACT: Gary Pulcher, 2156 Hamer Drive, Placentia, CA 92870

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **AR-00400065-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: NEVADA MILLING & MINING L L C ET AL

Description: AR/NZC 0155-13 MINING OPERATION

TO: SEARC TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☐ Conforming

☒ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

MINING OPERATION
(TITLE 30)

US HWY 95/STATE RTE 164
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-0155-13 (AR-0065-16) – NEVADA MILLING & MINING, LLC, ET AL:

ZONE CHANGE THIRD APPLICATION TO REVIEW a reclassification of 10.6 acres from H-2 (General Highway Frontage) Zone to R-U (Rural Open Land) Zone for a mining operation and all accessory uses.

Generally located 400 feet west of US Highway 95 and 9,400 feet north of State Route 164 within Searchlight (description on file). SS/jvm/ml (For possible action)

RELATED INFORMATION:

APN:

243-22-701-004 ptn, 005 ptn, & 006 ptn

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) – (OPEN LAND OPEN SPACE/GRAZING/VACANT LAND: RESIDENTIAL UP TO 1 DU/10AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.6
- Project Type: Mines/mining

Site Plan

The original application was for a non-conforming zone change to reclassify portions of 3 parcels from H-2 to R-U zoning. The plans show 3 parcels combined with other parcels that will be used for a proposed gold mine/mining site. This portion of the subject mining site lies within an H-2 zone and extends 400 feet from the US Highway 95 right-of-way. The plans show 4 modular buildings on the east side of the site adjacent to US Highway 95. The fifth modular building is located to the immediate east of the mining pit. The plans also show 3 ponds, ranging in size from 7,790 square feet to 13,346 square feet with a maximum depth of 4 feet, located on the north and south sides of the 24 foot wide gravel road. Additionally, the plans show outside storage areas for crushed rock, de-sanding cyclones, equipment parking, and rock stockpile areas. There are 2 wells located on the east side of the mining pit. Portions of the site are within the hillside and foothills transition areas with substantial areas that are currently disturbed because portions are an existing mine site and addressed by the companion use permit extension of time application. Additional hillside areas will also be disturbed in the future with the operation of the mine on the additional parcels. The preliminary grading plan identifies

proposed areas for disturbance, no disturbance, and existing disturbance within the site, with a subsequent final grading plan to address the sensitive nature of hillside and the appropriate mitigation of those areas. Additionally, the applicant submitted a list of all anticipated hazardous materials to be used during the operations of the mine. According to the Nevada Division of Environmental Protection, mining facilities, transportation activities, and some LP Gas operations are exempt from the Chemical Accident Prevention Program (CAPP) requirements. Therefore, a use permit for hazardous materials storage is not required. Access to the site is from two, 24 foot wide gravel roads located on the northeast and southeast sides of the subject site. The plan shows 5 visitor parking spaces located on the east side of the proposed open mining pit.

Landscaping

There are existing trees along the southeastern 24 foot wide gravel driveway. There was no change to landscaping proposed with the original application.

Elevations

The original plans showed 5 modular buildings (Buildings #1 through #5). The buildings are 20 feet high and desert tan in color. The buildings will be used for office space and storage of equipment. The modular buildings are metal structures with vertical siding. All other mining equipment is 35 feet high or less.

Floor Plans

The original plans showed 5 modular buildings with floor areas as follows: Building #1 is 1,200 square feet, Building #2 is 400 square feet, Building #3 is 8,000 square feet, Building #4 is 4,800 square feet, and Building #5 is 600 square feet.

Applicant's Justification

The project is on track and in full compliance with all established applicable regulations and conditions as imposed by the Board of County Commissioners. The facility is well designed and compatible with the surrounding land use patterns and will not be detrimental to the neighborhood, overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. No further review should be necessary.

Prior Land-Use Requests

Application Number	Request	Action	Date
UC-0684-12 (ET-0149-15)	Second extension of time on a waiver of development standards for paving requirements for a parking lot with a design review	Approved by BCC	December 2015
UC-0659-12 (ET-0020-15)	Second extension of time for a use permit for a mining operation, waiver of development standards to reduce on-site parking, and a design review	Approved by BCC	May 2015
NZC-0155-13 (ET-0019-15)	Second extension of time on a zone change to reclassify 10.6 acres from H-2 to R-U zoning for a mining operation	Approved by BCC	May 2015
NZC-0155-13 (ET-0060-14)	First extension of time on a zone change to reclassify 10.6 acres from H-2 to R-U zoning for a mining operation	Approved by BCC	July 2014

Application Number	Request	Action	Date
UC-0659-12 (ET-0061-14)	First extension of time for a use permit for a mining operation, waiver of development standards to reduce on-site parking, and a design review	Approved by BCC	July 2014
WS-0684-12 (ET-0062-14)	First extension of time on a waiver of development standards for paving requirements for a parking lot with a design review	Approved by BCC	July 2014
NZC-0155-13	Original non-conforming zone change to reclassify 10.6 acres from H-2 to R-U zoning for a mining operation	Approved by BCC	May 2013
UC-0659-12	Use permit for mining operation, waiver of development standards for on-site parking, and a design review	Approved by BCC	May 2013
WS-0684-12	Waived paving requirements for a parking lot and included a design review for the parking lot	Approved by BCC	May 2013
UC-0723-06 (ET-0251-07)	First extension of time to review the mining operation and commence and review a permanent batch plant on a portion of the subject site - expired	Approved by BCC	September 2007
UC-0723-06 (WC-0346-06)	Waiver of conditions requiring a drainage study on a portion of the subject site - expired	Approved by BCC	December 2006
UC-0723-06	Mining operation and a permanent batch plant on a portion of the subject site - expired	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Open Lands	R-U	Undeveloped parcels
East	Open Lands	R-U & H-2	Undeveloped parcels

Related Applications

Application Number	Request
UC-0659-12 (AR-0066-16)	A third review for a use permit for a mining operation, waiver of development standards to reduce on-site parking, and a design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application to review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies

affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original non-conforming zone change NZC-0155-13, companion use permit UC-0659-12, and companion waiver of development standards WS-0684-12, the applicant has begun preparing the site for production. A drainage study, 13-37273 and associated geotechnical report, 13-38421, covering 3 of the parcels involved in the mining site were submitted. The drainage study was approved by Clark County in October 2013. The applicant has also been issued a dust control permit by Clark County Air Quality, and grading and building permits have been issued by the Building Department for several structures. In July 2014, the Board of County Commissioners approved the first extension of time on the 3 companion items: NZC-0155-13 (ET-0060-14), UC-0659-12 (ET-0061-14), and WS-0684-12 (ET-0062-14). In addition, in May of 2015 the non-conforming zone change and use permit were granted approval of a second extension of time and the other use permit was extended in December 2015. The mine opened and was briefly operating; however, due to market conditions it is temporarily closed. Staff can support an extension of time to allow the market to improve and to once again begin full scale mining of gold at the site.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 8, 2018 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Nevada Milling and Mining, LLC

CONTACT: George Garcia, 1055 Whitney Ranch Drive, Suite 210, Henderson, NV 89014

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **AR-00400066-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: NEVADA MILLING & MINING L L C ET AL

Description: AR/UC-0659-12 MINING OPERATION

TO: SEARC TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

MINING OPERATION
(TITLE 30)

US HWY 95/STATE RTE 164
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0659-12 (ET-0066-16) – NEVADA MILLING & MINING, LLC, ET AL:

USE PERMIT THIRD APPLICATION FOR REVIEW of a mining operation and all accessory uses.

WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking.

DESIGN REVIEWS for the following: 1) mining site; 2) modular building; 3) alternative design standards for modular units per Table 30.56-2; and 4) preliminary grading plan per Section 30.56-100 for hillside and foothills development in conjunction with mining operation on 88.0 acres in an R-U (Rural Open Land) Zone.

Generally located 400 feet west of US Highway 95, 9,400 feet north of State Route 164 within Searchlight. SS/jvm/ml (For possible action)

RELATED INFORMATION:

APN:

243-22-301-004; 243-22-601-001 & 002; 243-22-701-002 thru 006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 5 spaces where 15 spaces are required (a 66.6% reduction).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) – OPEN LAND (OPEN SPACE/GRAZING/VACANT LAND; RESIDENTIAL UP TO 1 DU/10AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 88
- Project Type: Mines/mining and reduced parking
- Number of Stories: 1
- Building Height: 20 feet
- Square Feet: 5 modular buildings (400 up to 8,000)
- Parking Required/Provided: 15/5

Site Plan

The original plans showed 3 parcels that were part of an old mine site (Coyote Mine Incorporated) and 5 additional parcels for a proposed gold mine/mining site. A portion of the subject mining site had H-2 zoning; however, a non-conforming zone change (NZC-0155-13) to

reclassify the H-2 zoned portion to R-U zoning was approved in May 2013. The plans approved with the original application showed the relocation of the 4 modular buildings from the south side of the open mining pit to the east side of the site adjacent to US Highway 95. The fifth modular building is located to the immediate east of the mining pit. The plans also showed 3 ponds, ranging in size from 7,790 square feet to 13,346 square feet with a maximum depth of 4 feet and located on the north and south sides of the 24 foot wide gravel road. Additionally, the plans show outside storage areas for crushed rock, de-sanding cyclones, equipment parking, and rock stockpile areas. There are 2 wells located on the east side of the mining pit. Portions of the site are within the hillside and foothills transition areas with substantial areas that are currently disturbed because portions are an existing mine site. Additional hillside areas will also be disturbed in the future with the operation of the mine on the additional parcels. The preliminary grading plan identifies proposed areas for disturbance, no disturbance, and existing disturbance within the site, with a subsequent final grading plan to address the sensitive nature of hillside and the appropriate mitigation of those areas. Additionally, the applicant submitted a list of all anticipated hazardous materials to be used during the operations of the mine. According to the Nevada Division of Environmental Protection, mining facilities, transportation activities, and some LP Gas operations are exempt from the Chemical Accident Prevention Program (CAPP) requirements. Therefore, a use permit for hazardous materials storage is not required. Access to the site is from two, 24 foot wide gravel roads located on the northeast and southeast sides of the subject site.

The original plan showed 5 visitor parking spaces located on the east side of the proposed open mining pit. A waiver of development standards request for off-site parking WS-0684-12 was approved by the Board of County Commissioners in May 2013. All employees will park on parcel 243-34-713-013 in Searchlight where a park and ride facility for the employees of the mines will be developed.

Landscaping

There are existing trees along the southeastern 24 foot wide gravel driveway. No landscaping was proposed with the original application.

Elevations

The original plans showed 5 modular buildings (Buildings #1 through #5). The buildings are 20 feet high and desert tan in color. The buildings will be used for office space and storage of equipment. The modular buildings are metal structures with vertical siding. All other mining equipment is 35 feet high or less.

Floor Plans

The original plans showed 5 modular buildings with floor area as follows: Building #1 is 1,200 square feet, Building #2 is 400 square feet, Building #3 is 8,000 square feet, Building #4 is 4,800 square feet, and Building #5 is 600 square feet.

Applicant's Justification

The project is on track and in full compliance with all established applicable regulations and conditions as imposed by the Board of County Commissioners. The facility is well designed and compatible with the surrounding land use patterns and will not be detrimental to the neighborhood, overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. No further review should be necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0684-12 (ET-0149-15)	Second extension of time on a waiver of development standards for paving requirements for a parking lot with a design review	Approved by BCC	December 2015
UC-0659-12 (ET-0020-15)	Second extension of time for a use permit for a mining operation, waiver of development standards to reduce on-site parking, and a design review	Approved by BCC	May 2015
NZC-0155-13 (ET-0019-15)	Second extension of time on a zone change to reclassify 10.6 acres from H-2 to R-U zoning for a mining operation	Approved by BCC	May 2015
NZC-0155-13 (ET-0060-14)	First extension of time on a zone change to reclassify 10.6 acres from H-2 to R-U zoning for a mining operation	Approved by BCC	July 2014
UC-0659-12 (ET-0061-14)	First extension of time for a use permit for a mining operation, waiver of development standards to reduce on-site parking, and a design review	Approved by BCC	July 2014
WS-0684-12 (ET-0062-14)	First extension of time on a waiver of development standards for paving requirements for a parking lot with a design review	Approved by BCC	July 2014
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Open Lands	R-U	Undeveloped parcels
East	Open Lands	R-U & H-2	Undeveloped parcels

Related Applications

Application Number	Request
NZC-0155-13 (AR-0065-16)	A third review for a non-conforming zone change from H-2 to R-U zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval for an application to review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original non-conforming zone change NZC-0155-13, companion use permit UC-0659-12, and companion waiver of development standards WS-0684-12, the applicant has begun preparing the site for production. A drainage study, 13-37273 and associated geotechnical report, 13-38421, covering 3 of the parcels involved in the mining site were submitted. The drainage study was approved by Clark County in October 2013. The applicant has also been issued a dust control permit by Clark County Air Quality, and grading and building permits have been issued by the Building Department for several structures. In July 2014, the BCC approved the first extension of time on the 3 companion items: NZC-0155-13 (ET-0060-14), UC-0659-12 (ET-0061-14), and WS-0684-12 (ET-0062-14). In addition, in May of 2015 the non-conforming zone change and use permit were granted approval of a second extension of time and the other use permit was extended in December 2015. The mine opened and was briefly operating; however, due to market conditions it is temporarily closed. Staff can support an extension of time to allow the market to improve and to once again begin full scale mining of gold at the site.

Staff Recommendation Approval

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 8, 2018 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Nevada Milling and Mining, LLC

CONTACT: G.C. Garcia/George, 1055 Whitney Ranch Drive, Suite 210, Henderson, NV 89014

DRAFT